

039.0

0004

0004.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
684,800 / 684,800  
684,800 / 684,800  
684,800 / 684,800

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		YALE RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	REUSS ROBERT L & DOROTHY K/TRS
Owner 2:	DOROTHY KUHN REUSS TRUST
Owner 3:	
Street 1:	12 FOSTER RD
Street 2:	

Twn/City: LEXINGTON

St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02421		Type:		

## PREVIOUS OWNER

Owner 1:	REUSS ROBERT L & DOROTHY K -
Owner 2:	-
Street 1:	12 FOSTER RD
Twn/City:	LEXINGTON
St/Prov:	MA
Postal:	

## NARRATIVE DESCRIPTION

This parcel contains 8,701 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8701		Sq. Ft.	Site		0	64.	0.78	3									435,857						435,900	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										25920
										GIS Ref
										GIS Ref
										Insp Date
										10/31/18



Patriot  
Properties Inc.

!3213!

## USER DEFINED

Prior Id # 1:	25920
Prior Id # 2:	
Prior Id # 3:	
Print Date	Time
12/10/20	18:31:15
LAST REV Date	Time
01/16/20	11:49:49
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID								
039.0-0004-0004.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	248,900	0	8,701.	435,900	684,800	684,800
2019	101	FV	221,200	0	8,701.	395,000	616,200	616,200
2018	101	FV	221,200	0	8,701.	374,600	595,800	595,800
2017	101	FV	221,200	0	8,701.	326,900	548,100	548,100
2016	101	FV	221,200	0	8,701.	279,200	500,400	500,400
2015	101	FV	207,500	0	8,701.	258,800	466,300	466,300
2014	101	FV	207,500	0	8,701.	214,500	422,000	422,000
2013	101	FV	207,500	0	8,701.	204,300	411,800	411,800

## SALES INFORMATION

TAX DISTRICT									PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
REUSS ROBERT L	64868-387		2/3/2015	Convenience			1	No	No				
KENNEDY-PAREZ C	63235-362		1/31/2014	Change>Sale		499,000	No	No	No				
PRIEST TIMOTHY	44298-232		12/15/2004			412,000	No	No	No				
EGAN MARTIN JOS	35363-334		4/29/2002			328,850	No	No	No				
EGAN MARTIN	26562-402		8/6/1996				1	No	No	A			

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2016	1014	Manual	6,400		7/21/2016			Demo and remove a
3/21/2014	239	Manual	25,400					
11/14/2012	1492	Manual	3,458 C					
7/10/2007	548	Siding	15,000		G9	GR FY09		
11/12/2002	949	Redo Bat	3,000					

## ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
5/14/2015	SQ Returned	MM	Mary M
6/11/2014	Info Fm Prmt	PC	PHIL C
5/1/2013	Info Fm Prmt	EMK	Ellen K
1/30/2009	Meas/Inspect	189	PATRIOT
4/5/2005	MLS	MM	Mary M
7/15/2002	MLS	MM	Mary M
3/10/2000	Inspected	264	PATRIOT
2/17/2000	Measured	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 5 - Cape				Full Bath: 1 Rating: Good	A Bath: 1 Rating: Good	3/4 Bath: Rating:	A 3QBth: Rating:	1/2 Bath: Rating:	A HBth: Rating:	OthrFix: 1 Rating: Average	BSMT SINK.								
Sty Ht: 1H - 1 & 1/2 Sty																			
(Liv) Units: 1	Total: 1																		
Foundation: 1 - Concrete																			
Frame: 1 - Wood																			
Prime Wall: 4 - Vinyl																			
Sec Wall:		%																	
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl																			
Color: GRAY																			
View / Desir:																			
<b>GENERAL INFORMATION</b>																			
Grade: C - Average																			
Year Blt: 1954	Eff Yr Blt:																		
Alt LUC:		Alt %:																	
Jurisdct: G16		Fact: .																	
Const Mod:																			
Lump Sum Adj:																			
<b>INTERIOR INFORMATION</b>																			
Avg Ht/FL: STD																			
Prim Int Wall: 2 - Plaster																			
Sec Int Wall:																			
Partition: T - Typical																			
Prim Floors: 3 - Hardwood																			
Sec Floors:																			
Bsmnt Flr: 12 - Concrete																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1																			
% Heated: 100		% AC:																	
Solar HW: NO		Central Vac:	NO																
% Com Wall		% Sprinkled:																	
<b>MOBILE HOME</b>				Make:				Model:				Serial #:			Year:		Color:		
<b>SPEC FEATURES/YARD ITEMS</b>								<b>PARCEL ID</b> 039-0-0004-0004.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		18X12	A	AV	1970		0.00	T	39.2	101						
More: N								Total Yard Items:				Total Special Features:				Total:			